

Canopy roofs to be Ruberoid membrane on 10mm exterior quality plywood on 125 x 47mm softwood joists @ 400mm c/s supported at corners with 100mm galvanised steel posts.

Underbuilding walls to be 100mm dense concrete block (min. 7kn)

FIRST FLOOR
22mm t & g flooring on JJI245D engineered joists @ 400mm crs. with 100mm insulation quilt between (10-60kg3 density)
Ceiling finish of 2 layers 12.5mm taper edged plasterboard (10kg/m2 density) with skim finish (laid staggered jointed).

Outer leaf of 16mm K brick set on 100mm dense concrete block (min. 7kn) with dpc built in a minimum of 150mm above ground level (Marshalls Darstone Walling natural split) reconstituted finish (as per elevations).

50mm cavity to YBS breather foil on 11mm sterling board on 150 x 47mm C16 grade softwood framing @ 600mm crs, with 100mm Rectified Eurolite insulation between studs.

Include dpc under bottom runner of timber kit.

Internal finish of 15mm paper faced plasterboard (with skim finish) on polythene vapour barrier on 25mm Rectified Eurolite insulation (gives 0.17W/m2K).

Finish at all angles with 25mm Gyproc ThermaLine Basic board.

Include metal holding down straps to base of inner leaf @ 1200mm crs.

Wall ties to BS 12423 @ 600mm horizontal and 375mm vertical staggered crs. (to coincide with studs).

Install 75 x 10mm perpendicular vents @ 1200mm crs. at high level around perimeter of outer leaf ground floor storey.

Install 75 x 10mm perpendicular vents @ 1200mm crs. at high & low level to outer leaf at upper floor levels.

Include 75 x 10mm weep vents @ 900mm crs. at cavity fill around perimeter of building (also acts as low level ventilation for cavity).

External limits to be 145 x 100mm Robustex type C prestressed concrete with 150mm end bearings (G17/HDH-50 steel lined at Lounge window and 152 x 89 x 16kg Ulob to siting room bio-fold doors).

External limits to be 3mm thick, 250 x 47mm C24 grade timbers (crs 3 no 250 x 47mm C24 as per structural drawing A002a) spiked together resting on crinkle studs either side.

Install 50mm to 30mm treated timber fire stops around all external openings, vertically at all external corners and at 6.0mm max. crs. along any plane of walling, horizontally at mid floor & wallhead level and at gable slope following roofline.

Fit dpc between stops & outer leaf.

Form dpc cavity tray at all levels with weep vents @ 900mm crs.

Marley Modern concrete interlocking roof tiles (Anthracite colour) on 50 x 25mm treated battens & counterbattens on 1 layer breather felt or 11mm sterling board on prefabricated roof trusses @ 600mm c/s. as designed & certified by approved manufacturer.

Include all bracing etc. as per recommendations.

Every truss to be fixed to head bender with proprietary truss clips.

Include galvanneal metal holding down straps to head bender @ 1200mm c/s.

All soffits, fascias, bargeboards etc. to be in situ.

Include proprietary ridge vents to provide 5mm continuous high level ventilation.

Insall softail perimeter ventilation strips on all eaves overhangs to provide 25mm continuous ventilation (Glidevale SV250).

Insall 140mm Earthwood Frametherm Roll 40 insulation between bottom cords of trusses and a further 230mm Earthwood Frametherm Roll 40 insulation (1 layer of 140mm & 1 layer 90mm) cross laid over the top of the 25mm (given 0.11Wm2K).

Velux shaftwalls to be 12.5mm plasterboard on polythene vapour barrier on 25mm Recticel Eurothane on 110 x 50mm softwood framing @ 600mm c/s, with 110mm Recticel Eurothane insulation between. Include 4mm YBS breather pad on face of framing to attic void (give 0.17Wm2K).

Roof truss manufacturer to design trusses to accommodate opening (1400 x 940mm).

All lead flashings to be installed in accordance of BS6915: 2001

All internal partitions to be exp. 100 x 5mm softwood framing @ 600mm crs. with 10mm insulation between studs (10kg/m³ density). Finish both sides with 12.5mm steel faced plasterboard (10kg/m² density) with skim finish (include 18mm plywood underlaid plasterboard) to ground floor accessible w/ as robust construction for possible future change of use.

Install proprietary grille above ground floor w/ that will provide min. 10,000mm² trickle ventilation.

All doors to be cut base to provide min. 10mm clear air gap above fitted floor covering to allow for effective airflow.

Bathroom, w/ and en-suites to be moisture resistant a/c.

All shower cubicle walls to be impervious.

New 1000mm wide stair flight to comprise 14 risers @ 192.3mm. Going 240mm. Pitch 39 degrees.
Handrail to measure 850mm vertically from the pitch line and no gap in balustrade or handrail to exceed 99mm
First floor balustrade to measure 900mm above floor level.
Minimum clear headroom over entire length & width of stair to be 2000mm.
Exact floor - floor to be checked on site prior to ordering of stair.

All glazing below 800mm from floor level to be laminated safety glass to BS 6262 and have a max. u-value of 1.4

Window side lights on first floor to be fitted with easy cleaning hinges and have at least one unobstructed operable area of at least 0.33m² and at least 450mm high and 450mm wide for escape purposes.

This type of side lighting will allow cleaning of central daylight from the inside.

The bottom of the operable area should be not more than 1100mm above the floor.

Ground floor windows to be fitted with a 100mm opening restrictor arm.

Main entrance door to be fitted with a low level vision panel.

Glazed units to be manufactured to meet recognised product standards and defined component performance and meet the recommendations for physical security in Section 2 of 'Secured by Design' guidance.

All external doors and doors to habitable rooms to provide min. 800mm clear opening.

1:20 ramp at front door leads to a level platt at accessible front door entrance that is to be fitted with a low level threshold

All new external drainage to be 150mm dia. underground quality p.v.c. pipe laid in a well compacted trench and backfilled with 150mm pea gravel all connected to existing drainage.
 Include rodding access point at base of svp.
 Internally, waste from w.c's to be 110mm dia. Bath, shower, sinks and whb's to be 40mm dia.
 Install an air admittance valve above trap level at utility room.
 All new installations to be to the entire satisfaction of the local authority.

All wc's & whb's to be water efficient, ie wc's to have a flush volume of no more than 4.5 litres and taps to have a flow rate of no more than 6 litres per minute.

All svp's to be fitted with hand access points at ground floor level (if internal, accessible access hatch to any duct)

Install mains operated (or appropriate wireless) smoke detectors with battery back up to lounge, living room and ground & first floor halls (detectors max. 3.0m from bedroom doors and 7.0m from living room doors).

Install a heat detector to kitchen area.

Smoke and heat detectors to be interlinked and wired on a separate circuit to BS 5839:Part6 2019 and located a min. of 300mm from any lighting point or wall.

Install a mains operated, wall mounted carbon dioxide monitor to master bedroom, 1.5m above floor level.

Carbon dioxide detector head (or monitor if integrated) should not be sited within 1m of the expected location of a bed-head.

Monitor to conform with European directives 2006/95/EC and 1999/5/EC

All socket outlets to be positioned a min. of 400mm above floor level and 150mm above work surfaces and be located a min. of 350mm from an internal corner, projecting wall or similar obstruction.

Light switches to be positioned at a height between 900 - 1100mm from floor level and also located a min. of 350mm from an internal corner, projecting wall or similar obstruction.

Include external light with automatic sensor to accessible entrance door.

Provide mechanical ventilation with minimum extraction rates to areas as follows :-

Kitchen 60 litres/sec Utility room 30 litres/sec Bathroom, wc, en-suites and dressing rooms 15 litres/sec.

The extract fan for the Utility Room is to be fitted with a humidistat set between 50 - 65% relative humidity.

First floor fans to be ducted to the outside to a proprietary vent tile with 75mm positioned in mineral wool cavity.

Provide an electric vehicle charging point with an output rating of not less than 7kW to position shown on garage.

All new electrical installations to comply with BS 7671:2018

Heating & hot water by proprietary air source heat pump and associated cylinder etc. as designed by specialist in this field
All radiators to be fitted with thermostatic valves.

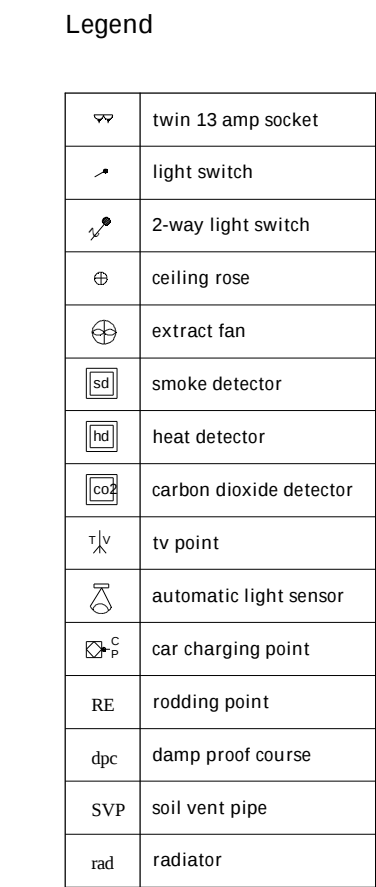
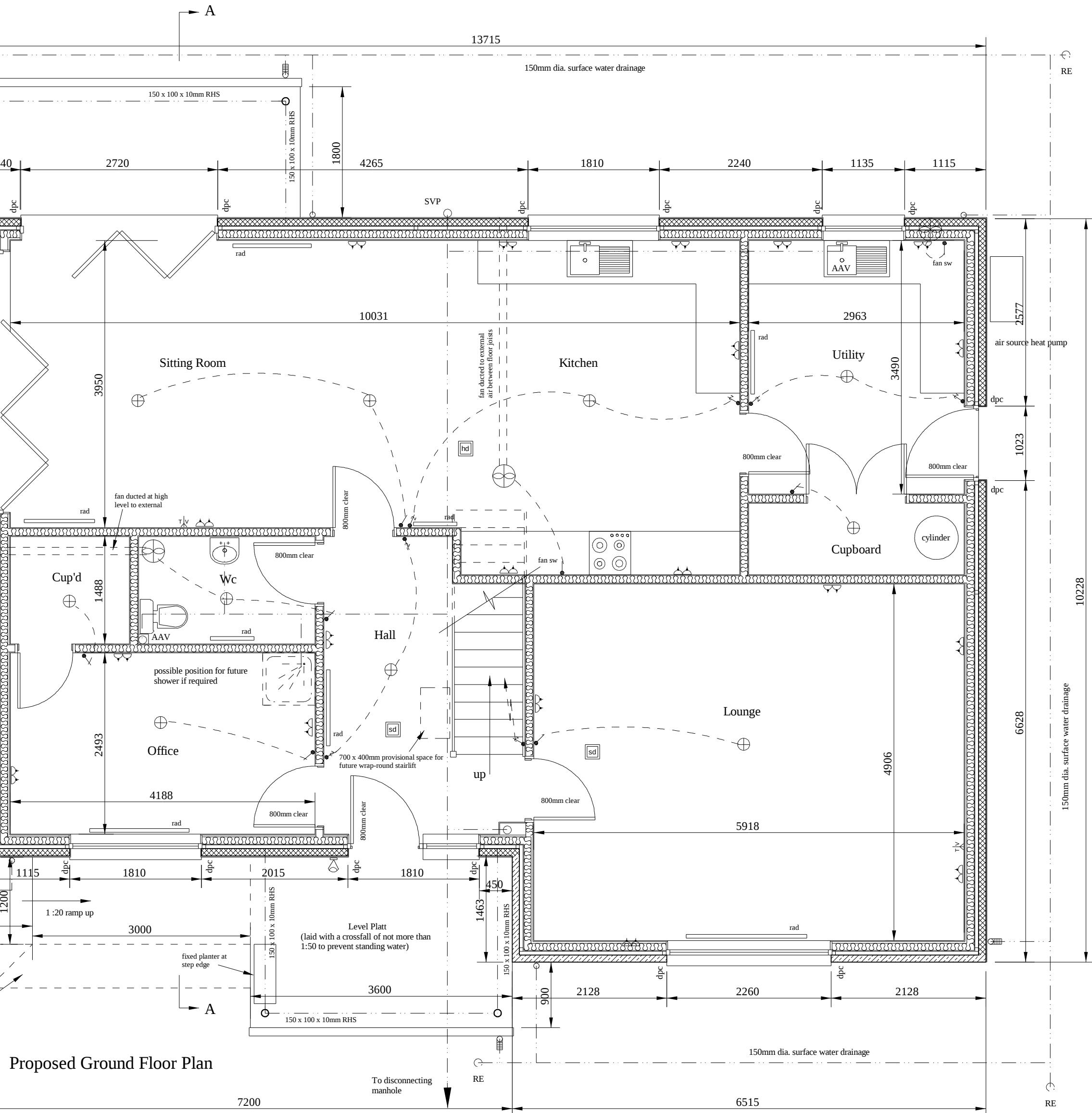
The dwelling is to be provided with in-building a ducting system to allow for the future installation of a service provider's network cabling and associated equipment to the applicants choice of location, with minimal disruption to the fabric of the building. This is to consist of ducting through the external wall and internal route as desired. The type, size and routing of ducting should be designed to suit the technology (including cabling) that is, or may be expected to be, available to the building.

Horizontal ductwork through external walls should slope downwards to the outside to prevent the possibility of water ingress and be fitted with suitable temporary seals at both ends, to allow easy access for cable installation.

A 1700mm long drying pulley space can be accommodated within utility room.

An air tightness test is to be carried out on completion of works by an accredited person / body to BS EN13829:2001 and pass results submitted to Building Standards when applying for Completion Certificate

An indelibly marked energy performance certificate and sustainability label are to be securely located alongside the main electric meter board



Drawings to be read in conjunction with structural drawing package
project no. 1072
Structural drawings to take precedent over architectural drawings.

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Project
Proposed new dwellinghouse and garage for Mr. & Mrs. C. McCluskey at 28 Cessnock Road, Galston KA4 8LR

Drawing No. A003f	Revision additional notes added and first floor layout altered 14/4/26
Scale 1:50, 1:100	Date April 2025